

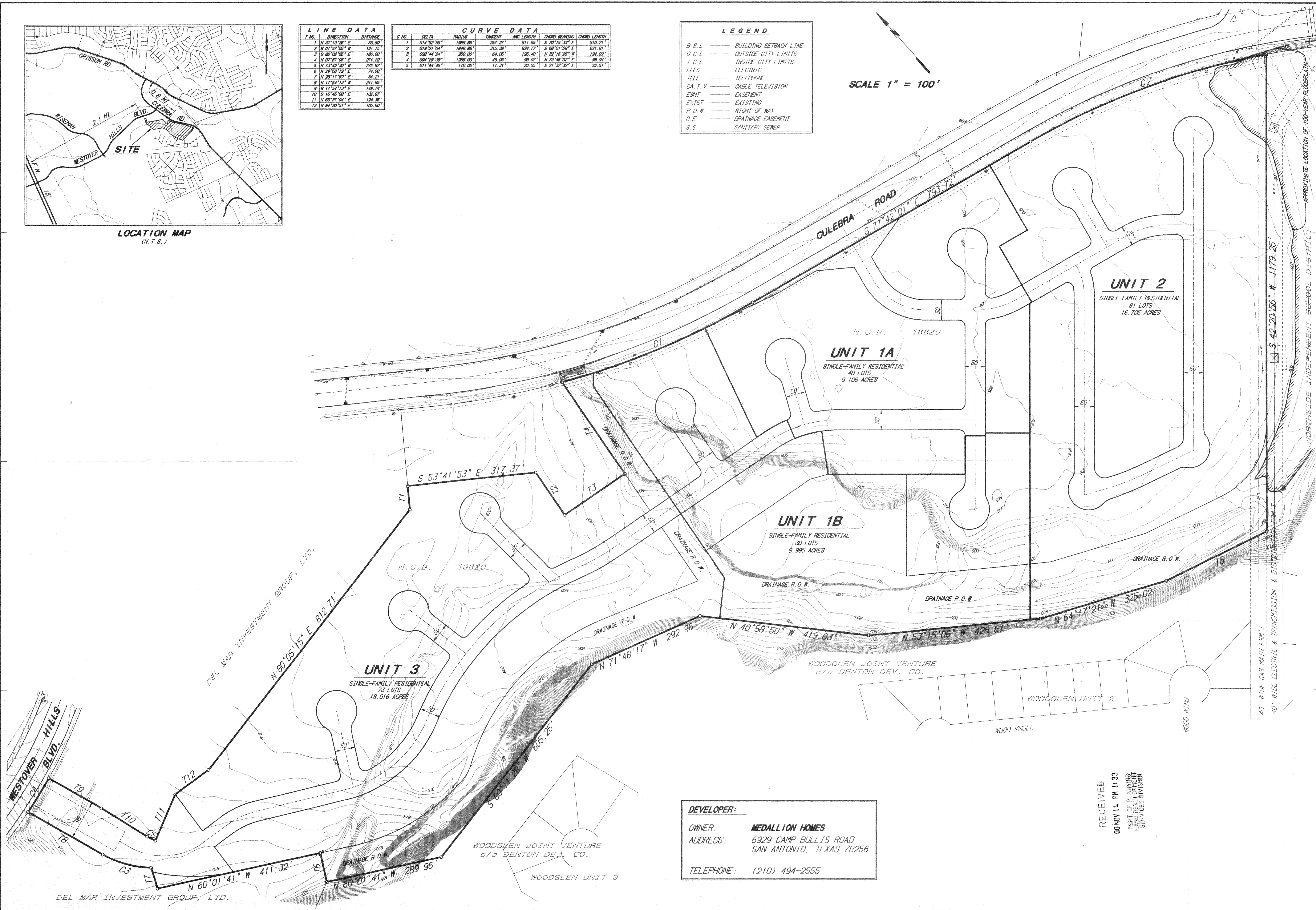
LOCATION MAP
(N.T.S.)

LINE DATA		
T NO.	DIRECTION	DISTANCE
1	N 37°13'26" E	59.60'
2	S 07°57'05" W	127.15'
3	S 62°02'05" E	180.00'
4	N 07°57'05" E	274.23'
5	N 73°42'30" W	275.87'
6	N 29°08'19" E	74.00'
7	N 25°17'09" E	54.21'
8	N 17°54'13" W	211.85'
9	S 17°54'13" E	149.74'
10	S 15°45'08" E	132.87'
11	N 65°37'04" E	124.35'
12	S 64°20'51" E	102.80'

CURVE DATA					
C NO.	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING
1	014°52'55"	1969.86'	287.21'	511.65'	S 70°15'33" E
2	019°21'04"	1849.86'	315.39'	624.77'	S 68°01'29" E
3	028°44'24"	280.00'	64.05'	126.40'	N 32°16'25" W
4	004°28'38"	1285.00'	49.05'	90.07'	N 73°46'02" E
5	011°44'45"	110.00'	11.31'	22.55'	S 21°37'32" E

LEGEND	
B.S.L.	BUILDING SETBACK LINE
O.C.L.	OUTSIDE CITY LIMITS
I.C.L.	INSIDE CITY LIMITS
ELEC.	ELECTRIC
TELE.	TELEPHONE
CA.T.V.	CABLE TELEVISION
ESMT.	EASEMENT
EXIST.	EXISTING
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.S.	SANITARY SEWER

SCALE 1" = 100'



DEVELOPER:
OWNER: MEDALLION HOMES
ADDRESS: 6929 CAMP BULLIS ROAD
SAN ANTONIO, TEXAS 78256
TELEPHONE: (210) 494-2555

RECEIVED
60 NOV 14 PM 1:33
PLANNING
DEVELOPMENT
SERVICES DIVISION

REVISIONS

No. Date

App.

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N. S-100
DALLAS, TEXAS 75204
PHONE (817) 484-5511

DATE: 05/23/00
UNIT: 333-005-00

THE MEADOWS SUBDIVISION

P.O.A.D.P.

SHEET NO. 1

693

RECEIVED NOV 17 2000

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: Nov. 13, 2000 Name of POADP: The Meadows
 Owners: Medallion Homes Consulting Firm: Brown Engineering Co.
 Address: 6929 Camp Bullis RD. Address: 1000 Central Pkwy N. #100
San Antonio, TX 78256 San Antonio, TX 78232
 Phone: 210-494-2555 Phone: 210-494-5511
 Existing zoning: P1-R7 Proposed zoning: None

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: 4 ☒ Yes ☐ No
 San Antonio City Limits? ☒ Yes ☐ No
 Council District: 6
 Ferguson map grid 579, A6 & B6

Land area being platted:	Lots	Acres
Single Family (SF)	<u>231</u>	<u>53.8</u>
Multi-family (MF)	<u>0</u>	<u> </u>
Commercial and non-residential	<u>0</u>	<u> </u>

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00 NOV 14 PM 1:31
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Is there a previous POADP for this Site? Name The Village No. 473

Is there a corresponding PUD for this Site? Name No.

Plats associated with this POADP or Site? Name The Meadows - Unit 1A No. 000570

Name The Meadows - Unit 1B No. 010056

Name No.

Contact Person and authorized representative:

Print Name: James Erickson

Signature: 

Date: 11/13/00

Phone: 494-5511

Fax: 494-5519


RECEIVED
00 NOV 14 PM 1:31
DEPT. OF PLANNING
& DEVELOPMENT
SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file;
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type, and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements or Todd Sang @ (210) 207-7702;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☐ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☐ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☐ The POADP lies in the Northside Independent School District and they have been contacted concerning this development.
- ☒ List below all Major Thourfares that are adjacent to the property or included with in the boundaries
Westover Hills Blvd., Culebra Rd. (F.M. 3487)

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: James Erickson

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

APPLICATION REVISED: May 8, 2000

APPLICATION REVISED January 5, 1998



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 12-19-00
~~11-17-00~~
Resubmits

POADP NAME: THE MEADOWS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ PENDING TXDOT RELEASE
I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: CULEBRA ROAD IS ON THE MTP AND TXDOT SYSTEM REQUIRING
A MIN OF 110' ROW AND TXDOT RELEASE. WESTOVER HILLS IS ON
THE MTP REQUIRING A MIN. OF 86' ROW.



Signature

Planner

Title

122900

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-17-00

POADP NAME: THE MEADOWS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: CULEBRA ROAD IS ON THE MTP AND TXDOT
SYSTEM REQUIRING A MIN. OF 110' ROW AND TXDOT
RELEASE. WESTOVER HILLS IS ON THE MTP REQUIRING
A MIN. OF 80' ROW. THIS PROPOSE POADP NEED TO
SHOW ROW AND ROADWAY DEDICATION IF REQUIRED. ALSO
REQUIRES TXDOT RELEASE.

[Signature]
Signature

Planner
Title

112800
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 12-19-00
~~11-17-00~~

POADP NAME: THE MEADOWS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-28-00
~~12-1-00~~ before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

[Signature]

Signature

Sr. Engineering Assoc.

Title

1/09/01

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☒ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-17-00

POADP NAME: THE MEADOWS

SUBJECT: The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Show low on culvert & west over H&A.
Show existing Medians.
Check for sight distance @ intersections.

[Signature]

Signature

SA Engineering Assoc

Title

11/30/00

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☒ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-17-00

POADP NAME: THE MEADOWS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: zoned R-1 (R-5)

Signature

Title

11-30-00
Date

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File


SUBJECT: The Meadows Subdivision, POADP Level 1 T.I.A.

Date: November 30, 2000

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the Meadows Subdivision POADP. The analysis is in compliance with the Traffic Impact Analysis Ordinance 91700.

Proposed to consist of single family detached housing, this property is estimated to generate 150 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through one access point on Westover Hills and one onto Culebra Rd.

Approved by:



Todd Sang
Senior Engineering Technician

ID 2000TIA1111



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☒ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 11-17-00

POADP NAME: THE MEADOWS

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 12-1-00 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 1B#2000 TIA (111)

Level 1 TIA COMPLETE.

[Signature]
Signature

Susan Gray Seal
Title

11-30-00
Date



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

November 16, 2000

P.O.A.D.P. REVIEW

The Meadows Subdivision

Located on FM 3487, southeast of Westover Hills

Mike Herrera
City of San Antonio Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	FM 3487 requires a minimum right of way width of 120'.
Access Limits/Restrictions	Locations of access points will be as directed by Regulations For Access Driveways to State Highways. This property is eligible for a single access point to FM 3487.
WPAP Requirements	None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

RECEIVED
00 NOV 27 PM 12:40
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

cc: Brown Engineering Company

Michael Herrera

From: Todd Sang
Sent: Wednesday, November 15, 2000 11:28 AM
To: Michael Herrera
Cc: John Friebele
Subject: The Meadows Subdivision POADP

Mike,
David Steitle has submitted a Level 1 TIA for the Meadows Subdivision POADP located on Westover Hills west of Culebra.
We will provide you our comments as soon as the TIA review is complete.
Thank You
Todd Sang

MEDALLION HOMES

6929 CAMP BULLIS RD.
SAN ANTONIO, TX 78256
(210) 494-2555

FROST NATIONAL BANK
SAN ANTONIO, TEXAS 78296
30-9-1140

No.

034427

DATE
11/10/2000

CHECK AMOUNT

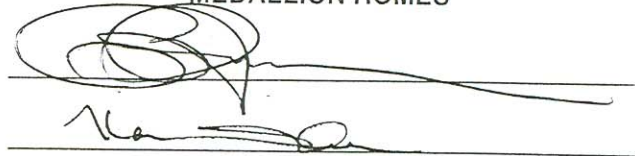
\$ *****381.10

PAY THREE HUNDRED EIGHTY-ONE DOLLARS AND 10 CENTS*****

TO THE
ORDER
OF

City of San Antonio
P.O. Box 839966
San Antonio, TX 78283

MEDALLION HOMES



P.O.A.D.P.
THE INTERACTIONS

⑈034427⑈ ⑆114000093⑆ 01 0392251⑈

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
2029777

AMT ENCLOSED

50-04-5573
MEDALLION HOMES
6929 CAMP BULLIS ROAD
S.A. TX. 78256

AMOUNT DUE 381.10
INVOICE DATE 11/27/2000
DUE DATE 11/27/2000

PHONE: 000 - 0000

POADP
THE MEADOWS

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
11/27/2000	2029777	50-04-5573	11/27/2000	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: 11/26/2000	11/26/2000		CK# 034427	THE MEADOWS
END	11/26/2000			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

BROWN ENGINEERING CO.

RECEIVED
00 NOV 14 PM 4:31
Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

RECEIVED NOV 17 2000
RECEIVED NOV 17 2000

TO: City Planning Dept.
114 W. Commerce
4th Floor

ATTN: Michael Herrera

JOB #: 333-004-00

DATE: November 13, 2000

RE: The Meadows Subdivision

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☐ 1 HR. DELIVERY

☒ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Fee Check for \$381.10 for P.O.A.D.P. Review
8	P.O.A.D.P.
1	Application for a P.O.A.D.P.
1	8-1/2 x 11 Reduction of P.O.A.D.P.
1	Digital File for David Rodriguez (207-7933)

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐

REMARKS:

- 1) Please note that the Traffic Impact Analysis and Fee check were sent to CSAPW.
- 2) The tree preservation ordinance has been addressed.

COPY TO: _____

SIGNED: J Erickson

*mike - this was in
the BL bin
Dated
11/17/00*

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

TO: City Planning Dept.
114 W. Commerce
4th Floor

ATTN: Michael Herrera

JOB #: 333-005-00

DATE: December 14, 2000

RE: The Meadows Subdivision - Unit
1A

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☒ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
8	P.O.A.D.P. Plans
1	Reduced copy of P.O.A.D.P.
1	Digital file for David Rodriguez (207-7933)

RECEIVED
00 DEC 14 PM 3:55
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ _____

REMARKS:

Corrected Zoning from P1-R7 to P1-R5 per our conversation. Thanks Mike.

COPY TO: _____

SIGNED: J. Erickson

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

TO: City Planning Dept.
114 W. Commerce
4th Floor

ATTN: Michael Herrera

JOB #: 333-005-00

DATE: December 6, 2000

RE: Meadows Subdivision - Unit 1A

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☐ 1 HR. DELIVERY

☒ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
8	P.O. A.D.P. bluelines
1	Digital file for David Rodriguez (207-7933)

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ _____

REMARKS:

With corrections

COPY TO: _____

SIGNED: James Erickson